

MINUTES
RANDOLPH COUNTY PLANNING BOARD
February 17, 2005

There was a special meeting of the Randolph County Planning Board from 5:00 p.m. until 7:00 p.m. on Thursday, February 17, 2005, in the First Floor Conference Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina. The purpose of the special meeting was a Planning Board workshop/training session. The following members were in attendance: Maxton McDowell, Chairman; Bill Dorsett, Vice Chairman; Lynden Craven; Jim Rains; and Reid Pell. Absent were Planning Board members Larry Brown, Chris McLeod, and Phil Ridge. County Attorney Alan Pugh was not present. Also in attendance were County Planning Director Hal Johnson, Deputy Zoning Administrator Randle Brim; County Planner/Code Enforcement Officer Jay Dale, and Code Enforcement Officer Eric Martin.

Paul Kron, Regional Planning Director, Piedmont Triad Council of Governments, facilitated the meeting. The topics of discussion included the following:

1. The role of the Planning Board
2. Comprehensive planning
3. Types of Planning Board decisions, including quasi-judicial special use permit decisions
4. Factors to consider in evaluating a rezoning request
5. Conduct of meetings

Several specific Planning Board concerns were discussed by members. It was a consensus of the Board that the following procedure changes should be made:

1. Conditional Use Rezoning. When conditional use rezoning is being processed, the Planning Board felt they should be able to place additional conditions to a request to better insure its compatibility with the community.
2. Changes to Rezoning Requests. It is the opinion of the Planning Board that when an applicant makes substantial changes to a request at the County Commissioners meeting, after being heard by the Planning Board, the request should be sent back to the Planning Board for further review and recommendation.
3. Meeting Facilitation. When considering subdivision requests, an overhead transparency should be presented at the Planning Board meeting that lists all issues identified at the Neighborhood Information Meeting. The transparency should also include space to list additional issues brought up by citizens during the Planning Board meeting. The Board felt that would help facilitate agenda items, keep focus on the issues, reduce redundant issues, and minimize emotional feelings.

The meeting adjourned.

NORTH CAROLINA
RANDOLPH COUNTY

HAL JOHNSON

Planning Director

JILL WOOD

Date

Clerk/Secretary